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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY

vs.

ESTATE OF IVAN L. AUMICK; HEATHER  
SHEERICK; SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; UNKNOWN HEIRS, SPOUSE,  
LEGATEES AND DEVISEES OF THE ESTATE OF  
IVAN L. AUMICK; DOES 1-10 INCLUSIVE;  
UNKNOWN OCCUPANTS OF THE SUBJECT REAL  
PROPERTY; PARTIES IN POSSESSION OF THE  
SUBJECT PROPERTY; AND ALSO, ALL OTHER  
UNKNOWN PERSON OR PARTIES CLAIMING ANY  
RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE  
REAL ESTATE DESCRIBED IN THE COMPLAINT  
HEREIN

CAUSE # 14-2-09257-1 SEA

JUDGMENT RENDERED ON 10/14/2014  
ORDER OF SALE ISSUED: 12/29/2014  
DATE OF LEVY: 01/26/2015

TO: ESTATE OF IVAN L. AUMICK; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**6664 CARLETON AVENUE SOUTH, SEATTLE, WA 98108**

THE WEST HALF OF LOT 17 IN BLOCK D OF GEORGETOWN ADDITION, ACCORDING TO  
PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS AT PAGE 9, RECORDS OF KING  
COUNTY, WASHINGTON.  
APN/PARCEL # 2734100716.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: MARCH 13, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$246,952.97** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on November 13, 2015.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON NOVEMBER 13, 2015, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
(206) 319-9100